

WWR#040260160

**IN THE UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF OHIO  
WESTERN DIVISION**

IN RE:	:	
	:	
Harry C. Auel, Jr.	:	Case No. 18-14314
	:	
	:	Chapter 7
	:	
Debtor.	:	Judge Beth A. Buchanan

**TRUSTEE'S ABANDONMENT OF REAL PROPERTY**

The duly qualified and acting Trustee herein respectfully represents that:

1. The real property located at 1742 Clough Pike, Batavia, OH 45103 is listed as an asset of this estate. A detailed description of the property is attached hereto as Exhibit "A".
2. The current market value for this property is \$171,700.00, pursuant to Debtor's Schedule A.
3. Said property has no realizable value to the estate for the reason that it is subject to a lien in favor of U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Loan Acquisition Trust 2017-RPL1 in the amount of \$244,253.60.
4. No party in interest, before the conclusion of the 341 meeting, has filed a request for further notice of abandonment nor has further notice been ordered by the Court.

WHEREFORE, the Trustee abandons the above-mentioned real property.

/s/ George Leicht  
\_\_\_\_\_  
George Leicht  
Chapter 7 Trustee

**CERTIFICATE OF SERVICE**

I hereby certify that a copy of the foregoing Trustee's Abandonment of Real Property was served: (i) **electronically** on the date of filing through the court's ECF System on all ECF participants registered in this case at the email address registered with the court and (ii) by **ordinary U.S. Mail** on February 20, 2019 addressed to:

Harry C Auel, Jr  
1742 Clough Pike  
Batavia, OH 45103

/s/ Laura L. Peters

Laura L. Peters #0063425

**Weltman, Weinberg & Reis Co., L.P.A.**



## QUIT-CLAIM DEED \*

Instrument Book Vol. Page  
9900021396 OR 1201 732Ann M. Auel, divorced from the  
Grantee and not remarried

(1), of Clermont County, Ohio,

for valuable consideration paid, grants(s) to Harry C. Auel, Jr., divorced from the  
Grantor and not remarried,

, whose tax-mailing address is

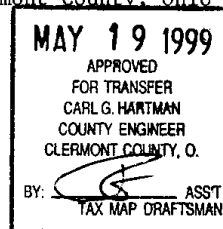
1742 Clough Pike, Batavia, Ohio 45103

the following **REAL PROPERTY**: Situated in the County of Clermont in the State  
of Ohio and in the Township of Batavia : (2)Situate in Military Survey 4031, Batavia Township, Clermont County,  
Ohio and being Lot 4 of Carriage Station, Section II, as recorded  
in Plat Cabinet 4, slides 113 and 114 of the Clermont County, Ohio  
Recorder's Office.

Subject to restrictions and easements of record.

Filed in the office of  
LINDA L. FRALEY  
CLERMONT COUNTY AUDITOR  
5-20-99By: [Signature]  
Deputy Auditor1060  
This conveyance has been examined and the  
Grantor has complied with Section 319.202  
of the Revised Code

FEE \$

EXEMPT [check]  
LINDA L. FRALEY, County Auditor

01 BK. 57 PG 06A PAR 004.

Prior Instrument Reference: Vol. 538 Page 159 of the Deed Records of Clermont  
County, Ohio.(3) ~~WITNESSES~~~~Grantor releases all rights of power herein.~~ Witness her hand(s) this 13 day  
of May, 1999.

Signed and acknowledged in the presence of:

WITNESS MICHAEL A. KENNEDY

WITNESS KATHLEEN M. RODENBERG

ANN M. AUDEL (4)

State of Ohio

County of Clermont

ss.

**BE IT REMEMBERED**, That on this 13 day of May, 1999, before me,  
the subscriber, a Notary Public in and for said county, personally came,  
Ann M. Auel, divorced from the Grantee and not remarried the Grantor(s) in the  
foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.**IN TESTIMONY THEREOF**, I have hereunto subscribed my name and affixed my seal on this day  
and year aforesaid. [Signature]Kathleen M. Rodenberg, Attorney At Law  
Notary Public - State of Ohio  
My Commission Has No Expiration Date  
Section 147.03 O.R.C.This instrument was prepared by Kathleen M. Rodenberg, Attorney at Law  
247 E. Main St., Batavia OH 45103

1. Name of Grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Delete whichever does not apply.
4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

EXHIBIT

A

**QUIT CLAIM DEED**

FROM

TO

Instrument Book Vol. Page  
9900021396 OR 1201 733

9900021396  
Filed for Record in  
CLERMONT COUNTY, OH  
CAROLYN GREEN  
On 05-20-1999 At 10:16 am.  
DEED 14.00  
Book OR Vol. 1201 Pg. 732 - 733